



**Ely Road, Littleport, Ely, Cambridgeshire CB6 1HG**

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## Ely Road, Littleport, Ely, Cambridgeshire CB6 1HG

A character cottage offering extended accommodation which comprises entrance hallway, cloakroom, utility room, living room, study, open plan kitchen/diner, 3 bedrooms, family bathroom together with mature front and rear gardens.

- ENTRANCE HALL
- LIVING ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- CLOAKROOM
- UTILITY ROOM
- STUDY
- THREE BEDROOMS
- BATHROOM
- ATTRACTIVE REAR GARDEN
- SHARED DRIVEWAY WITH NO. 47

**Guide Price: £315,000**



**LITTLEPORT** is a large village situated about 6 miles north of the Cathedral City of Ely. There are shopping facilities, a sports centre and public transport facilities including a railway station on the Ely to Kings Lynn and Kings Cross lines. There are two primary schools in the village, along with a recently opened Littleport & East Cambs Academy and a further special needs school. The village is by-passed giving easy access to Cambridge, which is about 20 miles away.

#### ENTRANCE HALL

**LIVING ROOM** 20'8" x 10'2" (6.30 m x 3.10 m)

**KITCHEN/DINING ROOM** 20'4" x 9'2" (6.20 m x 2.80 m)

**UTILITY** 9'2" x 6'11" (2.80 m x 2.10 m)

**STUDY** 10'2" x 8'2" (3.10 m x 2.50 m)

#### GROUND FLOOR CLOAKROOM

**BEDROOM ONE** 17'5" x 9'2" (5.30 m x 2.80 m)

**BEDROOM TWO** 11'2" x 10'2" (3.40 m x 3.10 m)

**BEDROOM THREE** 10'2" x 8'2" (3.10 m x 2.50 m)

#### BATHROOM

#### ATTRACTIVE FRONT AND REAR GARDEN

**AGENT NOTE** Shared driveway with No. 47

|                    |                                                                                                                                                                                   |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tenure</b>      | The property is Freehold                                                                                                                                                          |
| <b>Council Tax</b> | Band C                                                                                                                                                                            |
| <b>EPC</b>         | C (67/78)                                                                                                                                                                         |
| <b>Viewing</b>     | By Arrangement with Pocock & Shaw<br>Tel: 01353 668091<br>Email: <a href="mailto:ely@pocock.co.uk">ely@pocock.co.uk</a><br><a href="http://www.pocock.co.uk">www.pocock.co.uk</a> |
| <b>Ref</b>         | CWH/7340                                                                                                                                                                          |







Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.